



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 24, 2009**

AT OR AFTER 9:00 A.M.

Public Works Building, 201 North Stone Avenue
Tucson, Arizona
Basement - Meeting Rooms "C" and "D"

SCHEDULE

8:30 A.M. BRIEFING SESSION

Conference Room 'D'

9:00 A.M. REGULAR SESSION

Conference Room 'C'

Consent Agenda

Conditional Use Permit for Continued Public Hearing

Zoning Code Text Amendment for Continued Public Hearing

Initiation of Zoning Code Text Amendment

Zoning Code Text Amendment for Public Hearing

Comprehensive Plan Amendments Study Session

New Business

Call to the Audience

Adjournment

SPEAKING PROCEDURE

1. All speakers will position themselves so they can approach the podium as quickly as possible.
Please submit speaker's cards to the Staff members.
2. Those wishing to speak must sign in and state name and address.
3. **Speakers will have THREE minutes each to present testimony.** More time may be granted at the discretion of the Chairman. The Commission requests that they not be repetitive. When there is a large group wishing to speak, it will be appreciated if one or two persons could represent the group.
4. Public hearing will then be closed and debate will be limited to Commission and staff.
5. Commission votes on motion and the outcome is announced.

REGULAR HEARING AGENDA

1) CALL TO ORDER 9:00 A.M.

ROLL CALL:

- | | | | |
|-----|---------------------------|-----|--------------------|
| () | Bruce Gungle, Chairman | () | Armando Membrila |
| () | Bonnie Poulos, Vice-Chair | () | Howard L. Richey |
| () | Bob Cook | () | Mary Jo Smith |
| () | Randall R. Holdridge | () | Thomas Spendiarian |
| () | William Matter | () | Vacant |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

A) B-123 APPROVAL OF MAY 2009 CHECKLIST

B) B-218 MONTHLY REPORTS TO THE P/Z COMMISSION

Monthly reports from Development Services Department for enterprise fund, total fees collected, services activity report and permits issued and from the planning division for total fees collected and services activity report.

- a) Staff Report
- b) Action

CONDITIONAL USE PERMIT FOR CONTINUED PUBLIC HEARING

4) P21-09-009 POZO & DI GIUSEPPE – EAST OLD SPANISH TRAIL

American Tower Corporation, applicant, on property at 12620 E. Old Spanish Tr., in a SR zone, requests a **conditional use permit** for a communication tower. Chapter 18.97 in accordance with Section 18.07.030H2d of the Pima County Zoning Code allows a communication tower as a Type III conditional use in the SR zone. (District 4)

- a) Staff Report
- b) Applicant Presentation/Public Hearing
- c) Action

ZONING CODE TEXT AMENDMENT FOR CONTINUED PUBLIC HEARING

5) Co8-08-02 SAFE ROUTES

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE TITLE 18 BY AMENDING SECTION 18.03.020 (DEFINITIONS) TO ADD A DEFINITION OF SAFE ROUTES AND AMENDING SECTIONS 18.09.020 (GENERAL REQUIREMENTS AND EXCEPTIONS), SECTION 18.69.040 (GENERAL PERFORMANCE AND DESIGN STANDARDS),; SECTION 18.69.090 (RESIDENTIAL RECREATION AREAS),; SECTION 18.73.040 (SCREENING AND BUFFERYARD REQUIREMENTS) TO REMOVE BARRIERS TO, ENCOURAGE CREATION OF AND PROVIDE GUIDELINES FOR SAFE ROUTES. (ALL DISTRICTS)

- a) Staff Report
- b) Applicant Presentation/Public Hearing
- c) Action

ZONING CODE TEXT AMENDMENT FOR NEW PUBLIC HEARING

6) INITIATION OF ZONING CODE TEXT AMENDMENT- HOME AUTO REPAIR

Staff requests that the Planning and Zoning Commission authorize and initiate a revision to the Pima County Zoning Code to modify home auto repair code text amendment.

- a) Discussion/Action

7) Co8-09-03 HOME AUTO REPAIR CODE TEXT AMENDMENT

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE TITLE 18, CHAPTER 18.03 (GENERAL DEFINITIONS) TO AMEND THE DEFINITIONS FOR COMMERCIAL VEHICLE AND INOPERABLE VEHICLE; AND TO AMEND CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS) BY MODIFYING SECTION 18.09.020 (GENERAL REQUIREMENTS AND EXCEPTIONS) AS IT RELATES TO HOME AUTO REPAIR AND OPEN STORAGE IN CONJUNCTION WITH A RESIDENTIAL USE. (ALL DISTRICTS)

- a) Staff Report
- b) Applicant Presentation/Public Hearing
- c) Action

8) **NEW COMPREHENSIVE PLAN AMENDMENTS STUDY SESSION
(NOT A PUBLIC HEARING)**

- A) **Co7-09-01 4341 W. AJO, LLC - W. AJO HIGHWAY PLAN AMENDMENT**
Request of 4341 W. Ajo, LLC, represented by The Planning Center, to amend the Pima County Comprehensive Plan from **Medium Intensity Urban (MIU)** to **Regional Activity Center (REAC)** for approximately **2.54 acres** located on the south side of W. Ajo Highway, approximately 1,320 feet east of S. Camino de Oeste, in Section 31, Township 14 South, Range 13 East, in the Southwest Subregion. (District 5)
- B) **Co7-09-02 LAWYERS TITLE OF ARIZONA TR 6549-T - E. INA ROAD PLAN AMENDMENT**
Request of Lawyers Title of Arizona TR 6549-T, represented by Robert Tucker, to amend the Pima County Comprehensive Plan from **Low Intensity Urban 3.0 (LIU 3.0)** to **Medium Intensity Urban (MIU)** for approximately **7.43 acres** located on the north side of E. Ina Road and the west side of N. Skyline Drive, approximately 3,000 feet east of N. First Avenue, in Section 31, Township 12 South, Range 14 East, in the Catalina Foothills Subregion. (District 1)
- C) **Co7-09-03 DAVIDSON - E. EDWIN ROAD PLAN AMENDMENT**
Request of Christiaan Davidson, represented by Tim McCann Consulting, LLC, to amend the Pima County Comprehensive Plan from **Low Intensity Urban 3.0 (LIU 3.0)** to **Community Activity Center (CAC)** for approximately **1.38 acres** located on the south side of E. Edwin Road, approximately 1,250 feet east of N. Oracle Road, in Section 4, Township 11 South, Range 14 East, in the Northwest Subregion. (District 1)
- D) **Co7-09-04 GATEWAY HACIENDA, LLC - E. RIVER ROAD PLAN AMENDMENT**
Request of Gateway Hacienda, LLC, represented by Tom Meehan, et al., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 1.2 (LIU 1.2)** to **Neighborhood Activity Center (NAC)** for approximately **7.24 acres** located at the southeast corner of E. River Road and Hacienda del Sol Road, in Section 20, Township 13 South, Range 14 East, in the Catalina Foothills Subregion. (District 1)

- E) **Co7-09-05 DOMINGUEZ – S. CRAYCROFT ROAD PLAN AMENDMENT**
Request of Leonardo and Peggy Dominguez to amend the Pima County Comprehensive Plan from **Medium Intensity Urban (MIU)** to **Multifunctional Corridor (MFC)** for approximately **0.5 acres** located on the northeast corner of S. Craycroft Road and Rex Stravenue in Section 13, Township 15 South, Range 14 East, in the Rincon Southeast / Santa Rita Subregion. (District 2)
- F) **Co7-09-06 TUCSON UNIFIED SCHOOL DISTRICT (TUSD) – N. SABINO CANYON ROAD PLAN AMENDMENT**
Request of Tucson Unified School District (TUSD), represented by The Planning Center, to amend the Pima County Comprehensive Plan from **Low Intensity Urban 1.2 (LIU-1.2)** and **Resource Transition (RT)** to **Low Intensity Urban 3.0 (LIU-3.0)** for approximately **16.7 acres** located on the northwest corner of N. Sabino Canyon Road and Old Sabino Canyon Road, in Section 29, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 1)
- G) **Co7-09-07 HSL RIO CACION PROPERTIES, LLC – N. LA CHOLLA BLVD PLAN AMENDMENT**
Request of HSL Rio Cancion Properties, LLC, represented by The Planning Center, to amend the Pima County Comprehensive Plan from **Medium Intensity Urban (MIU)** to **Neighborhood Activity Center (NAC)** for approximately **17.92 acres** located on the west side of La Cholla Blvd south of the Hardy Road alignment in Section 28, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1)

- a) Staff Report
- b) Discussion/Action

9) **NEW BUSINESS**

- A) Update on the Joint City/County Water Study and Policy Committee.
- B) Board of Supervisors disposition of cases and State Legislation.
- C) Nominating Committee report and election of the Planning and Zoning Commission Officers for Fiscal Year 2009-2010.

- a) Discussion/Action

10) **CALL TO THE AUDIENCE**

11) **ADJOURNMENT**